COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING SERVICES DIVISION

Paul Thompson, Deputy Director
Planning Services Division

ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
REVISED FINAL AGENDA
THURSDAY, APRIL 18, 2013

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn, CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

PLACER COUNTY ZONING ADMINISTRATOR	
9:00 A.M. RS	**VARIANCE (PVAA 20120360)** **MONTOYA** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 3 (HOLMES)** Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from John Montoya for approval of a Variance to allow a 441 square foot covered pool structure to remain as constructed with a 6.5-foot rear setback, where typically 30 feet is required. The subject property, Assessor's Parcel Number 036-163-001-000, comprises approximately 2.4 acres, is currently zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located at 5545 Laird Road in the Loomis area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15305 of the CEQA Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 – Minor Alterations in Land Use Limitations)]. The Planning Services Division contact, Roy Schaefer, can be reached at (530) 745-3061.

9:10 A.M. RS	**VARIANCE (PVAA 20130060)** **PICCHI** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 3 (HOLMES)** Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Matthew Picchi for approval of a Variance to allow an 860 square foot addition to an existing single-family residence to be constructed with a 21-foot side setback, where typically 30 feet is required. The subject property, Assessor's Parcel Number 032-092-051-000, comprises approximately 2 acres, is currently zoned RA-B-X-10 (Residential Agriculture, combining minimum Building Site of 10 acres) and is located at 5630 Colwell Road in the Penryn area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15305 of the CEQA Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 – Minor Alterations in Land Use Limitations)]. The Planning Services Division contact, Roy Schaefer, can be reached at (530) 745-3061.
9:20 A.M. AF	**VARIANCE (PVAA 20130064)** **ELLIS** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Patty Ellis for approval of a Variance to the front setback requirement of 50 feet from property boundary / 80 feet from centerline of travelled way, to allow for a setback of 30 feet from centerline of travelled way in order to construct a ground mounted solar array. The subject property, Assessor's Parcel Number 077-112-003-000, comprises approximately 1 acre, is currently zoned F-B-X-4.6 (Farm, combining minimum Building Site of 4.6 acres) and is located at 440 Pinewood Way in the Meadow Vista area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15305 of the CEQA Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 – Minor alterations in land use limitations)]. The Planning Services Division contact, Alex Fisch, can be reached at (530) 745-3081.
9:30 A.M. AF	**MINOR USE PERMIT (PMPB 20130082)** **STARBUCKS TEMPORARY CAFÉ TRAILER** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Starbucks Coffee Company for approval of a Minor Use Permit to allow for temporary use of a café trailer for beverage and food service during a store remodel. The subject property, Assessor's Parcel Number 052-040-035-000, comprises approximately 0.71 acres, is currently zoned CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor) and is located 2815 Bell Road in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15301 of the CEQA Guidelines and Section 18.36.030 of the Placer County Environmental Review Ordinance (Class 1 – Existing facilities)]. The Planning Services Division contact, Alex Fisch, can be reached at (530) 745-3081.
ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE	

9:40 A.M.	**CERTIFICATE OF COMPLIANCE (PCOC 20120353)** **KELLER/VROEGE** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** County review of the history of Assessor Parcel Numbers 258-130-055-000 and 258-050-028-000 to make a statement as to its compliance with the Subdivision Map Act (i.e., this is a legally created, saleable piece of land). Subject parcels are zoned RF-B-X-4.6 {Residential Forest, combining minimum Building Site of 4.6 acre} and RF-B-100 {Residential Forest, combining minimum Building Site of 100,000 sq ft (2.3 acre min)} and are located on the north side of Foresthill Road between Todd Valley Estates and Owl Hill Court in the Foresthill area.
CONSENT ITEMS	
*****	**MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20120371)** **HARMON** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** Minor Boundary Line Adjustment on Assessor Parcel Numbers 052-010-021-000 and 052-010-018-000 to reconfigure parcels. Subject parcels are zoned INP-DC (Industrial Park, combining Design Corridor) and are located on Shale Ridge Lane in the Auburn area.
*****	**MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20130078)** **VIAN ENTERPRISES** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 3 (HOLMES)** Minor Boundary Line Adjustment on Assessor Parcel Numbers 052-470-005-000 and 052-470-029-000 to reconfigure parcels. Subject parcels are zoned IN-DC (Industrial, combining Design Corridor) and are located on Pear Drive, south of Kemper Road in the Auburn area.
*****	**MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20130026)** **BERGMAN / CRAIGEN PARTNERS** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** Minor Boundary Line Adjustment on Assessor Parcel Numbers 106-390-001-000; 106-390-002-000 and 106-390-003-000 to reconfigure parcels. Subject parcels are zoned RS-B-X-20 PD .72 (Residential Single Family, combining minimum Building Site of 20 Acres and a Planned Development of .72 dwelling units per acre) and are located at 10426 Thunderbird Court in the Truckee area.
*****	**MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20130083)** **GIBBS** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 4 (UHLER)** Minor Boundary Line Adjustment on Assessor Parcel Numbers 036-190-075-000 and 036-190-067-000 to reconfigure parcels. Subject parcels are zoned RS-B-X-4.6 PD .44 (Residential Single Family, combining minimum Building Site of 4.6 Acres and a Planned Development of .44 dwelling units per acre) and are located at 5425 Lake Forest Drive in the Loomis area.